

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
-----------------------------------	---	--

<b>1.0</b>	<b>PHA Information</b> PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF OGDEN</b> PHA Code: <b>UT002</b> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <b>07/2012</b>												
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <b>200</b> Number of HCV units: <b>857</b>												
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th><th>HCV</th></tr> <tr> <td></td><td></td></tr> <tr> <td></td><td></td></tr> <tr> <td></td><td></td></tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update. <b>Not Applicable</b>												
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  <p>The purpose of the Ogden Housing Authority is to promote &amp; provide safe, affordable and sound housing, free from discrimination, with self-sufficiency opportunities for persons of low to medium income in partnership with the communities we serve.</p>												
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <b>Not Applicable</b>												
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <p><b>The housing authority has not revised its PHA Plan elements. See attachment to Annual Plan, 6.0 PHA Plan for a brief description of plan elements.</b></p> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <p><b>Copies of the 5-Year and Annual Plan can be obtained at 1100 Grant Avenue, Ogden, Utah 84404</b></p>												
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable. <b>See Attached, 7.0</b>												
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.												
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <b>Attached</b>												
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <b>Attached</b>												
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.												

<b>9.0</b>	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <a href="#">Attached, 9.0</a>
<b>9.1</b>	<b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b> <a href="#">Attached, 9.1</a>
<b>10.0</b>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested. <a href="#">Attached, 10.0</a></p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>
<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office. <a href="#">Attached</a></p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

## 6.0 PHA Plan Elements

### 1. Eligibility, Selection and Admissions Policies including Deconcentration and Wait List Procedures

**Eligibility:** OHA verifies eligibility for both Public Housing and the Housing Choice Voucher Program by requiring proof of Social Security Number, Proof of Birth, Proof of Identity and Third Party income verifications. Upon selection from the waiting list, each potential participant is screened for criminal activity for all programs. The agency further checks various databases that keep track of prior federally subsidized tenants and their potential debt to those agencies.

**Admission Policies:**

OHA has a first come, first serve for Public Housing with an exception for either income targeting or deconcentration.

OHA has the following non cumulative preferences for the Housing Choice Voucher Program:

- Natural Disaster

- Graduating Participants of Approved Transitional Programs (Homeless Veterans,

- Domestic Violence, and Disabled Clients Leaving Long Term Nursing Home Care.)

Except for preference, the waiting list is maintained on a first come, first serve basis.

**Waiting Lists:**

OHA maintains separate waiting lists for each program. All waiting lists are currently open except for the Section 8 Housing Choice Voucher Program. The agency has no site based lists. Applicants may be on any waiting list they choose, utilizing one application.

**Income Targeting:**

OHA maintains the federal income targeting requirements.

**Deconcentration:**

Although there are currently no Public Housing units covered by deconcentration, the agency pursues every opportunity to encourage expanded choices for every applicant.

The Housing Choice Voucher Program in an effort to expand housing choices entered into an Interlocal Agreement with Weber Housing Authority to allow each agency to operate Housing Choice Voucher program in their respective jurisdictions.

## 2. Financial Resources

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants</b>		
a) Public Housing Operating Fund	575,000	
b) Public Housing Capital Fund	230,000	
c) VASH	120,000	
d) Annual Contributions for Section 8 Tenant-Based Assistance	6,400,000	
e) Resident Opportunity and Self-Sufficiency Grants (FSS)	52,000	
<b>Other Federal Grants (list below)</b>		
Housing Opportunity for People with Aids (HOPWA)	42,000	Housing Assistance
Shelter Plus Care	169,000	Housing Assistance for the Chronically Homeless
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	380,000	Public Housing Operations
<b>4. Other income (list below)</b>		
Fraud Recovery	12,000	Section 8 Program
Public Housing Other Income	10,000	Public Housing Operations
<b>Total resources</b>	<b>7,990,000</b>	

### 3. Rent Determinations:

OHA has established minimum rent for all programs at \$50 except for Shelter Plus Care and HOPWA; In addition, OHA has adopted Flat Rents for Public Housing reflective of the current market.

Housing Choice Voucher Program payments standards are set at 90 to 110% of the Fair Market Rent.

### 4. Operations and Management:

OHA maintenance management policy is to meet or exceed HUD's required guidance on owned units. The agency strives to turn units timely to insure that there is a 98% or better occupancy. Maintenance strives to complete work orders within 4 days and 24 hours for emergency work orders. Dwelling units, both interior and exterior, common areas, and grounds are inspected at least annually. Preventative work is done throughout the year for common maintenance concerns. Pest control is performed at least quarterly for each unit to prevent infestation or eradication of pest.

**5. Grievance Procedures:**

OHA operates a Public Housing Program and has a grievance procedure requiring tenants to request a grievance hearing within 15 days of the grieved action. A hearing officer will hear a grievance within a reasonable time if the tenant has requested timely. In the event of non payment of rent, tenant shall deposited rent in question into an escrow account.

OHA provides both an informal review for applicants of all programs denied assistance, requiring applicants to request the hearing within 15 days for the agency action.

OHA provides a hearing for HCV participants that are terminated from the program and all participants or applicants that are denied due to citizenship that request a hearing within 15 days of any agency action (no hearing for voucher expiration).

All hearings are conducted by a staff person at Manager Level or above who did not make or approve the decision under review.

**6. Designated Housing for Elderly and Disabled Families:**

Currently the housing authority has not designated any projects for Elderly and/or Disabled.

**7. Community Service and Self-Sufficiency:**

OHA operates both a Community Service program for Public Housing residents and a Family Self Sufficiency Program for Housing Choice Voucher Program. The agency interacts with various other agencies to provide self sufficiency resources and referrals to all clients.

**8. Safety and Crime Prevention:**

OHA has both the Public Housing staff and the Housing Choice Voucher Program attend the Ogden City Community Policing monthly meetings; encourages Neighborhood Watch Programs and hires auxiliary security when required.

**9. Pets:**

OHA has a pet policy for Public Housing, allowing no more than one non-threatening or disturbing pet, less than 20 lbs, with vaccination and shot records and current license. OHA allows service animals and companion animals upon receipt and approval of a Request for Reasonable Accommodation.

**10. Fair Housing:**

OHA has ongoing training at least annually for staff and clients to insure Fair Housing is implemented and to insure any impediments are resolved. OHA provides Fair Housing literature, and is a willing participant on Fair Housing committees and events when opportunities arise.

**11. Fiscal Year Audit:**

The housing authority's most recent audit was for the year ending June 30, 2011. The audit was completed by Baird, Blackburn & Associates. The housing authority received an Unqualified Opinion. The audit report can be reviewed at housing authority's office, 1100 Grant Avenue, Ogden, Utah 84404

**12. Assets Management:**

The housing authority did not participate in the conversion of Asset Management due to size. However, the agency will continue to budget and apply correct accounting practices to insure

cost are known, managed, and maintained at reasonable levels. In addition, the agency will continue to look at the long term needs of its housing inventory and plan to invest its capital grants accordingly. As capital improvement needs are more than the funding allows at each site, to include the safety of the tenants, the agency will consider a disposition.

### **13. Violence Against Women Act (VAWA):**

The agency recognizes VAWA as protection from denial of rental assistance or admission into a program that the applicant would otherwise qualify. Further, an incident or incidents of actual or threatened domestic violence, dating violence or stalking will not be construed as serious or repeated violations of the lease or other “good cause” for terminating tenancy. When responding to an incident, the agency, may request in writing the HUD-approved certification form or a police report.

## **7.0 Hope VI, Mixed Finance Modernization of Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers**

### **a. Hope VI, Mixed Finance Modernization of Development. Not planned**

#### **b. As indicated in the agencies Five Year Plan, the housing authority will consider the Demolition/Disposition of the following projects:**

**Sierra Apartments.** The location and size of these units are as follows:

235 28<sup>th</sup> Street, Ogden, Utah (4 – 3 bedroom & 4 – 2 bedroom Units)

251 28<sup>th</sup> Street, Ogden, Utah (4 – 3 bedroom & 4 – 2 bedroom Units)

2865 Childs Ave., Ogden, Utah (6 – 1 Bedroom & 6 – 2 Bedroom Units)

The agency has difficulties associated not only with physical deterioration, but also with the overall deterioration of the surrounding community.

**924 24<sup>th</sup> Street.** Housing Authority acquired office building located at this site for administrative offices. Building is not feasible as cost estimates are high and exceed budget. Building has 18000 square feet of office space with 9000 square feet of storage below grade. The housing authority plans to dispose of this building and adjoining land.

### **c. Conversion of Public Housing. Not Planned**

**d. Homeownership Program:** The housing authority will continue to administer its Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 and according to the Admission Policy. The housing authority will partner with other agencies to arrange pre-purchase counseling and training.

**e. Project Based Vouchers:** The housing authority will consider “project-base” tenant-based Section 8 vouchers in the coming year as a strategy to meet special needs populations (homeless, disabled, veterans, victims of domestic violence, etc.) as well as support longevity

and availability of assisted housing to low income projects over the long term. The housing authority, when vouchers are available, will competitively advertise for projects in need.

## 9.0 Housing Needs

<b>Housing Needs of Families on the PHA's Public Housing Waiting Lists</b>			
	# of families	% of total families	Annual Turnover
Waiting list total	613		32
Extremely low income <=30% AMI	571	93%	
Very low income (>30% but <=50% AMI)	35	6%	
Low income (>50% but <80% AMI)	7	1%	
Families with children	218		
Elderly families	15		
Families with Disabilities	212		
Race/ethnicity WHITE	499	81%	
Race/ethnicity BLACK	54	9%	
Race/ethnicity INDIAN	18	3%	
Race/ethnicity ASIAN	6	1%	
Race/ethnicity HAWAIIAN/PACIFIC IS	0	0%	
Race/ethnicity: Some families did not list	36	6%	
<b>Characteristics by Bedroom Size</b>			
1BR	402	55 %	
2 BR	173	34 %	
3 BR	38	11 %	

<b>Housing Needs of Families on the PHA's Section 8 tenant-based assistance Waiting Lists</b>			
	# of families	% of total families	Annual Turnover
Waiting list total	1579		146
Extremely low income <=30% AMI	1438	91%	
Very low income (>30% but <=50% AMI)	127	8%	
Low income (>50% but <80% AMI)	14	1%	
Families with children	938		
Elderly families	87		
Families with Disabilities	428		
Race/ethnicity White	1366	87%	
Race/ethnicity Black	115	7%	
Race/ethnicity Indian	36	2%	
Race/ethnicity Asian	14	.7%	
Race/ethnicity HAWAIIAN/PACIFIC IS	3	.3%	
Race/ethnicity: Some families did not list	45	3%	
<b>Characteristics by Bedroom Size</b>			
1BR	608	33 %	
2 BR	615	38 %	
3 BR	304	24 %	
4 BR	43	4 %	
5 BR	6	.7 %	
5+ BR	3	.3 %	
<b>The waiting list is currently closed</b>			

## 9.1 Strategy for Addressing Housing Needs

The housing authority will continue to utilize the budgets it receives from HUD to serve the needs of the families that apply for housing assistance. The agency, as of December 31, 2011, utilized 99.4% of the Section 8 vouchers/budget it administers and strives to keep its public housing occupancy above 98%. The housing authority administers twenty-five HUD VASH vouchers and five HUD Project Base VASH vouchers to serve homeless veterans. The housing authority continues to look for opportunities for additional funding sources or opportunities to partner with other agencies to meet the needs of our clients.

The housing authority will continue to work towards the following strategies to address housing needs.

### *Need: Shortage of affordable housing for all eligible populations*

#### **Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

- Employ effective maintenance and management policies to minimize the number of public housing units off-line and vacancy turn around time.
- Insure public housing waiting list is properly maintained and utilized to meet the housing needs for applicants.
- Reduce time to renovate public housing units.
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

#### **Strategy 2: Increase the number of affordable housing units by:**

- Apply for additional Housing Choice Vouchers as they become available.
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

### *Need: Specific Family Types: The Elderly*

#### **Strategy 1: Target available assistance to the elderly:**

- Seek designation of public housing for the elderly, if feasible.
- Apply for special-purpose vouchers targeted to the elderly, should they become available



***Need: Specific Family Types: Families with Disabilities***

**Strategy 1: Target available assistance to Families with Disabilities:**

- Carry out modifications needed in public housing as funding allows.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

**10.0 Additional Information**

**a. Progress in Meeting Goals**

**The housing authority has made the following progress in its stated goals as outline in the Five Year Plan 2010-2014 – OHA's comments are in italics**

**1. Strategic Plan: Increase the availability of decent, safe, and affordable housing.**

PHA Goal: Expand the supply of assisted housing.

Objectives:

- Apply for additional rental vouchers as they come available (HCV, State TBRA Vouchers, VASH, HOPWA, FUP, Replacement Vouchers, etc.). *The housing authority was awarded 25 HUD VASH and 5 Project Base VASH vouchers to serve veterans. In addition, the agency has applied for FUP and Non-Elderly Disable vouchers. Although these applications were not successful the agency will continue to apply as these and like vouchers come available. The agency was successful in renewing the Shelter Plus vouchers and HOPWA funding for one additional year.*
- Reduce public housing vacancies turn around time by utilizing staff and contract work more effectively. The housing authority will out perform or meet HUD's required time table for unit turn around. *The agency has improved on public housing vacancy turnaround time. The agency currently maintains a 98% occupancy and continues to improve occupancy. This allows quicker access to affordable housing for those on the waiting list.*
- Seek funding sources to acquire/build new units through non profit. Add 100 units over the next five years. *The agency continues to look for opportunities for new development or acquisition rehabilitation to increase affordable housing. The agency is currently working on land acquisition to develop thirty-eight units of senior housing. In addition, the agency plans to participate in the development of supportive housing homeless individuals in the Ogden City area.*
- Consider the sale and/or development of Building and Land located at or around 924 24<sup>th</sup> Street. If developed, agency would consider both single family dwelling and/or multifamily subject to zoning. *The agency has been approached by the City to either sell or participate in a joint venture to develop single family residence at this site.*

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve and maintain public housing management to High Performer status. *The agency continues to work towards High Performer status. For the year ending June 2010 the agency was designated as a High Performer. The agency's most recent score was a Substandard Performer due to physical elements of the buildings. The agency plans to improve and correct conditions to improve and maintain a High Performer status.*
- Improve voucher management to 100% next five years (SEMAP score). *The most recent SEMAP score was 100%.*
- Increase customer satisfaction: Provide ongoing training as needed in customer service and technical training on HUD regulations as they relate to housing. Review and update policies to better serve clients and allow staff to work more effectively. *The agency continues to provide training for staff. Policies are continually reviewed to insure to meet HUD's regulation and to better meet the organization.*
- Maintain an average or better three-day work order completion. *Current average is 3.25 days per order.*
- Renovate or modernize public housing units: Implement green initiatives and work towards making units energy efficient. Provide air conditioning at all sites to improve the quality of life. Modernize interior and exterior to include mechanical systems to make units more marketable and improve curb appeal. Have Physical Needs Assessment prepared to target the needs of public housing stock with agency's capital funds. *Physical Needs Assessment has been prepared and used as a tool to meet the needs of public housing. The agency installed A/C units at Galloway Apartment (12 units). The agency has updated units by installing new plumbing, new baths and tub surrounds (39 units), cabinets (12 units), and flooring. The agency has installed new energy light fixtures at several of it projects.*
- Demolish or dispose of obsolete public housing: Consider the disposal of Sierra Apartments and reinvesting in additional units. Will seek for replacement vouchers for disposed units and for opt-out owners. *Currently under review*
- Analyze the needs of each property to insure safety and security. *The agency works with the local police department to contract after hour security as needed.*
- Provide rent increases to Section 8 private landlords that improve housing for tenants. *Ongoing, subject to funding.*

PHA Goal: Increase assisted housing choices

Objectives:

- Conduct outreach efforts to potential voucher landlords: Continue outreach through community participation (guest speaking, involved with community activities and boards). *Staff has represented the agency at several events and will continue to stay involved throughout the community. In addition, the agency has provided annual training for landlords. The agency has offered training on the HAP Contract, HQS Inspections, and general questions and answers.*
- Convert public housing to vouchers. As conditions warrant conversion. *Will consider as opportunities arise.*

## **2. Strategic Plan: Improve community quality of life and economic vitality**

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: *If we have higher income households available on waiting list or willing to transfer*
- Implement public housing security improvements: more lighting, cameras, guards as necessary. If necessary meet with local police to address the need of extra patrol. Continue to meet monthly with community policing to discuss and address the needs of each community. *The agency continues to meet with community police to address issues related to low rent properties and has provided off duty police officers address security needs.*
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities): Consider Lomond Gardens and/or Kimi Lane as elderly. *Have not pursued at this time.*
- Explore the possibility of smoke free units at all sites. *The agency has recently implemented a non smoking policy effective January 1, 2011.*

## **3. Strategic Plan: Promote self-sufficiency and asset development of families and individuals**

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families: *Delay rent increase for working households when earned income increases. Make qualifying tenants aware of the Earn Income Disregard. Request tenants that are zero income to provide community service.*
- Provide or attract supportive services to improve assisted recipients' employability: *Continue to reach out to other services in community to direct clients to personal development opportunities. Partnership with other agencies to provide self sufficiently training/awareness. Provide adequate information to both clients and staff of resources.*
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. *Continue supporting service agency collaborative efforts through attendance and being proactive.*

## **4. Strategic Plan: Ensure Equal Opportunity in Housing for all Americans**

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: *If there is an opportunity, participate on boards and activities that promote equal opportunities for housing. Continue to provide training and education to staff.*
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: *Provide housing standards that are*

*non discriminative for all tenants served. Recently updated affirmative action plan to meet HUD's guidelines.*

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *Analyze current housing stock for opportunities to renovate or maintain accessible housing as budget allows. Agency used ARRA funds to renovate two units at Lomond Gardens to meet ADA.*

## **5. Strategic Plan: Provide opportunities for agency to build capacity and self sufficiency**

PHA Goal: Develop office space for administration of programs.

- Housing Authority plans to **develop** an office site located at approximately 1050 Grant Avenue, Ogden, Utah for both administration of programs and maintenance department. The agency plans to use administrative reserves from both Low Rent and Section 8 programs to fund the development. The agency currently leases property and feels that if it owned its own space the savings from not leasing would build capacity and benefit the administration of programs. *This has been accomplished. The agency has recently moved into its new office as of January 1, 2011.*

- b. The Ogden Housing Authority defines a substantial deviation: As long as the change is within our mission statement and HUD regulations, it is not considered a substantial deviation from the Five Year Plan.

The Ogden Housing Authority defines a significant amendment or modification: As long as the amendment or modification to the Annual Plan is within the scope of our mission statement and HUD regulations it will not be considered significant.

- c. The housing authority does not have any memorandum or agreements with HUD as a result of performance.

## **11.0 Required Forms**

- (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (*Attached*)
- (b) Form HUD-50070, Certification for a Drug-Free Workplace (**PHAs receiving CFP grants only**) (*Attached*)
- (c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (**PHAs receiving CFP grants only**) (*Attached*)
- (d) Form SF-LLL, Disclosure of Lobbying Activities (**PHAs receiving CFP grants only**) (*Attached*)
- (e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (**PHAs receiving CFP grants only**) (*Attached*)
- (f) Resident Advisory Board (RAB) comments: *Currently no RAB board. All tenants were mailed to include a public notice regarding the annual plan.*
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged. *None challenged.*
- (h) Form HUD-50075.1, **Capital Fund Program Annual Statement/Performance and Evaluation Report** (Must be attached electronically for PHAs receiving CFP grants only). (*Attached*) See instructions in 8.1.
- (i) Form HUD-50075.2, **Capital Fund Program Five-Year Action Plan** (Must be attached electronically for PHAs receiving CFP grants only). (*Attached*) See instructions in 8.2.

<b>Part I: Summary</b>					
<b>PHA Name:</b> <b>HOUSING AUTHORITY OF THE CITY OF OGDEN</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>UT06P00250112</b> Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant: 2012</b> <b>FFY of Grant Approval:</b>
<b>Type of Grant</b> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:      )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	10,000			
3	1408 Management Improvements	3,000			
4	1410 Administration (may not exceed 10% of line 21)	12,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000			
10	1460 Dwelling Structures	128,247			
11	1465.1 Dwelling Equipment—Nonexpendable	40,000			
12	1470 Non-dwelling Structures	5,000			
13	1475 Non-dwelling Equipment	10,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>					
<b>PHA Name:</b> <b>HOUSING AUTHORITY OF THE CITY OF OGDEN</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>UT06P00250112</b> Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2012</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	238,247			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	20000			
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	30000			
<b>Signature of Executive Director</b>		<b>Date</b>	<b>Signature of Public Housing Director</b>		<b>Date</b>

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: <b>HOUSING AUTHORITY OF THE CITY OF OGDEN</b>		Grant Type and Number Capital Fund Program Grant No: <b>UT06P00250112</b> CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: <b>2012</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
UT002/HA	<b>OPERATIONS</b>	1406		10000				
UT002/HA	<b>MANAGEMENT IMPROVEMENTS:</b> TRAINING, COMPUTER SOFTWARE, CONSULTANT FEES, FURNITURE	1408		3000				
UT002/HA	<b>ADMINISTRATIVE:</b> SALARIES & BENEFITS	1410		12000				
UT002/HA	<b>FEES AND COSTS:</b> ARCHITECT & ENGINEERING, PERMIT FEES, INSPECTION COSTS, MISC. PLANNING,	1430		20000				
UT002/HA	<b>SITE IMPROVEMENTS:</b> FENCING, LANDSCAPING, CONCRETE, PARKING LOTS, EXTERIOR LIGHTING, IRRIGATION SYSTEM, SEWER AND WATER LINES, SIGNS, SITE EQUIPMENT, PLAYGROUND EQUIPMENT	1450		10000				
UT002/HA	<b>DWELLING STRUCTURES:</b> DOORS, ROOFS, CABINETS & COUNTERS, PLUMBING - INTERIOR & EXTERIOR, ELECTRICAL, NON ROUTINE VACANCY PREP, FLOORING, SCREENS, WINDOWS, WINDOW COVERINGS, PAINTING (INTERIOR/EXTERIOR) LIGHTING, EXTERIOR STAIRS, SEWER AND WATER LINES, SIDING, CONCRETE.	1460		128,247				

UT002/HA	<b>DWELLING EQUIPMENT:</b> APPLIANCES, HOT WATER HEATERS, HVAC SYSTEMS	1465.1		40000				
UT002/HA	<b>NON DWELLING STRUCTURES:</b> SHOP, LAUNDRY, LAVATORY, OFFICE, COMMUNITY ROOM, PLUMBING, ELECTRICAL, HVAC, WINDOW	1470		5000				
UT002/HA	<b>NON DWELLING EQUIPMENT:</b> OFFICE FURNITURE & EQUIPMENT, MAINTENANCE EQUIPMENT, GROUNDS EQUIPMENT, COMMUNITY SPACE EQUIPMENT, COMPUTER EQUIPMENT, VEHICLE	1475		10000				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**PART I: SUMMARY**

PHA Name/Number		Locality (City/County & State)		<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	
A.	Development Number and Name UT002/HA	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
B.	Physical Improvements Subtotal	Annual Statement	225000	225000	225000	225000
C.	Management Improvements		5000	5000	5000	5000
D.	PHA-Wide Non-dwelling Structures and Equipment		10000	10000	10000	10000
E.	<b>ADMINISTRATION</b>		20000	20000	20000	20000
F.	Other		0	0	0	0
G.	Operations		10000	10000	10000	10000
H.	Demolition		5000	5000	5000	5000
I.	Development		5000	5000	5000	5000
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		280000	280000	280000	280000
L.	Total Non-CFP Funds					
M.	Grand Total		280000	280000	280000	280000

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2012	Work Statement for Year 2013 FFY 2013			Work Statement for Year: 2014 FFY 2014		
	<b>Development Number/Name</b> General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
SEE						
ANNUAL						
Statement	<i>UT002/HA 1430 FEES &amp; COST</i>	As needed	\$5,000	<i>UT002/HA 1430 FEES &amp; COST</i>	As needed	\$5,000
	<b>UT002/HA 1450 SITE IMPROVEMENTS</b> FENCING, LANDSCAPING, CONCRETE, PARKING LOTS, EXTERIOR LIGHTING, IRRIGATION SYSTEM, SIGNS, WATER AND SEWER LINES, SITE EQUIPMENT, PLAY GROUND	as needed or indicated under the description	\$10,000	<b>UT002/HA 1450 SITE IMPROVEMENTS</b> FENCING, LANDSCAPING, CONCRETE, PARKING LOTS, EXTERIOR LIGHTING, IRRIGATION SYSTEM, SIGNS, WATER AND SEWER LINES, SITE EQUIPMENT	as needed or indicated under the description	\$10,000
	<b>UT002/HA 1460 DWELLING STRUCTURES</b> DOORS, ROOFS, CABINETS & COUNTERS, PLUMBING, ELECTRICAL, NON ROUTINE VACANCY PREP, FLOORING, SCREENS, WINDOWS/PATIO DOORS, WINDOW COVERINGS, PAINTING (INTERIOR/EXTERIOR), LIGHTING, EXTERIOR STAIRS, BALCONIES, AND LANDINGS, WATER AND SEWER LINES	as needed or indicated under the description	\$150,000	<b>UT002/HA 1460 DWELLING STRUCTURES</b> DOORS, ROOFS, CABINETS & COUNTERS, PLUMBING, ELECTRICAL, NON ROUTINE VACANCY PREP, FLOORING, SCREENS, WINDOWS/PATIO DOORS, WINDOW COVERINGS, PAINTING (INTERIOR/EXTERIOR), LIGHTING, EXTERIOR STAIRS, BALCONIES, AND LANDINGS, WATER AND SEWER LINES	as needed or indicated under the description	\$150,000

	<b>UT002/HA 1465.1 DWELLING EQUIPMENT</b> APLIANCES (Refrigerators, Range, Range Hood), HOT WATER HEATERS, HVAC SYSTEMS	as needed or indicated under the description	\$60,000	<b>UT002/HA 1465.1 DWELLING EQUIPMENT</b> APLIANCES (Refrigerators, Range, Range Hood), HOT WATER HEATERS, HVAC SYSTEMS	as needed or indicated under the description	\$60,000
	<b>UT002/HA 1470 NON-DWELLING STRUCTURES</b> SHOP, LAUNDRY ROOM (Renovate or Add) (Flooring), LAVATORY, OFFICE, COMMUNITY ROOM, PLUMBING, ELECTRICAL, DOORS, AUTO DOORS	as needed or indicated under the description	\$5,000	<b>UT002/HA 1470 NON-DWELLING STRUCTURES</b> SHOP, LAUNDRY ROOM (Renovate or Add) (Flooring), LAVATORY, OFFICE, COMMUNITY ROOM, PLUMBING, ELECTRICAL, DOORS, AUTO DOORS	as needed or indicated under the description	\$5,000
	<b>UT002/HA 1475 NON DWEELING EQUIPMENT</b> OFFICE FURNITURE & EQUIPMENT, MAINTENANCE EQUIPMENT (only as needed), GROUNDS EQUIPMENT, COMMUNITY SPACE EQUIPMENT, COMPUTER EQUIPMENT, VEHICLE	as needed or indicated under the description	\$5,000	<b>UT002/HA 1475 NON DWEELING EQUIPMENT</b> OFFICE FURNITURE & EQUIPMENT, MAINTENANCE EQUIPMENT (only as needed), GROUNDS EQUIPMENT, COMMUNITY SPACE EQUIPMENT, COMPUTER EQUIPMENT, VEHICLE	as needed or indicated under the description	\$5,000
	Demolition		5000	Demolition		5000
	Development		5000	Development		5000
	<b><i>Subtotal of Estimated Cost</i></b>		<b><i>\$250,000</i></b>	<b><i>Subtotal of Estimated Cost</i></b>		<b><i>\$250,000</i></b>

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY _____	Work Statement for Year 2015 FFY 2015			Work Statement for Year: 2016 FFY 2016		
	<b>Development Number/Name</b> General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
SEE						
ANNUAL					<b>VI.</b>	
Statement						
	<i>UT002/HA 1430 FEES &amp; COST</i>	As needed	\$5,000	<i>UT002/HA 1430 FEES &amp; COST</i>	As needed	\$5,000
	<b>UT002/HA 1450 SITE IMPROVEMENTS</b> FENCING, LANDSCAPING, CONCRETE, PARKING LOTS, EXTERIOR LIGHTING, IRRIGATION SYSTEM, SIGNS, WATER AND SEWER LINES	as needed or indicated under the description	\$10,000	<b>UT002/HA 1450 SITE IMPROVEMENTS</b> FENCING, LANDSCAPING, CONCRETE, PARKING LOTS, EXTERIOR LIGHTING, IRRIGATION SYSTEM, SIGNS, WATER AND SEWER LINES	as needed or indicated under the description	\$10,000
	<b>UT002/HA 1460 DWELLING STRUCTURES</b> DOORS, ROOFS, CABINETS & COUNTERS, PLUMBING, ELECTRICAL, NON ROUTINE VACANCY PREP, FLOORING, SCREENS, WINDOWS/PATIO DOORS, WINDOW COVERINGS, PAINTING (INTERIOR/EXTERIOR), LIGHTING, EXTERIOR STAIRS, BALCONIES, AND LANDINGS, WATER AND SEWER LINES	as needed or indicated under the description	\$150,000	<b>UT002/HA 1460 DWELLING STRUCTURES</b> DOORS, ROOFS, CABINETS & COUNTERS, PLUMBING, ELECTRICAL, NON ROUTINE VACANCY PREP, FLOORING, SCREENS, WINDOWS/PATIO DOORS, WINDOW COVERINGS, PAINTING (INTERIOR/EXTERIOR), LIGHTING, EXTERIOR STAIRS, BALCONIES, AND LANDINGS, WATER AND SEWER LINES	as needed or indicated under the description	\$150,000

	<b>UT002/HA 1465.1 DWELLING EQUIPMENT</b> APLIANCES (Refrigerators, Range, Range Hood), HOT WATER HEATERS, HVAC SYSTEMS	as needed or indicated under the description	\$60,000	<b>UT002/HA 1465.1 DWELLING EQUIPMENT</b> APLIANCES (Refrigerators, Range, Range Hood), HOT WATER HEATERS, HVAC SYSTEMS	as needed or indicated under the description	\$60,000
	<b>UT002/HA 1470 NON-DWELLING STRUCTURES</b> SHOP, LAUNDRY ROOM (Renovate or Add) (Flooring), LAVATORY, OFFICE, COMMUNITY ROOM, PLUMBING, ELECTRICAL, DOORS, AUTO DOORS	as needed or indicated under the description	\$5,000	<b>UT002/HA 1470 NON-DWELLING STRUCTURES</b> SHOP, LAUNDRY ROOM (Renovate or Add) (Flooring), LAVATORY, OFFICE, COMMUNITY ROOM, PLUMBING, ELECTRICAL, DOORS, AUTO DOORS	as needed or indicated under the description	\$5,000
	<b>UT002/HA 1475 NON DWEELING EQUIPMENT</b> OFFICE FURNITURE & EQUIPMENT, MAINTENANCE EQUIPMENT (only as needed), GROUNDS EQUIPMENT, COMMUNITY SPACE EQUIPMENT, COMPUTER EQUIPMENT, VEHICLE	as needed or indicated under the description	\$5,000	<b>UT002/HA 1475 NON DWEELING EQUIPMENT</b> OFFICE FURNITURE & EQUIPMENT, MAINTENANCE EQUIPMENT (only as needed), GROUNDS EQUIPMENT, COMMUNITY SPACE EQUIPMENT, COMPUTER EQUIPMENT, VEHICLE	as needed or indicated under the description	\$5,000
	Demolition		5000	Demolition		5000
	Development		5000	Development		5000
	<b><i>Subtotal of Estimated Cost</i></b>		<b><i>\$250,000</i></b>	<b><i>Subtotal of Estimated Cost</i></b>		<b><i>\$280,000</i></b>

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY 2012	<b>Work Statement for Year: 2013 FFY 2013</b>		<b>Work Statement for Year 2014 FFY 2014</b>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE	UT002/HA 1406 <b>Operations</b>	\$10,000	UT002/HA 1406 <b>Operations</b>	\$10,000
ANNUAL	III. UT002/HA 1408 <b>MANAGEMENT IMPROVEMENTS TRAINING, COMPUTER SOFTWARE, CONSULTANT FEES</b>	\$5,000	IX. UT002/HA 1408 <b>MANAGEMENT IMPROVEMENTS TRAINING, COMPUTER SOFTWARE, CONSULTANT FEES</b>	\$5,000
Statement	UT002/HA 1410 <b>ADMINISTRATION SALARIES &amp; BENEFITS</b>	\$20,000	UT002/HA 1410 <b>ADMINISTRATION SALARIES &amp; BENEFITS</b>	\$20,000
	Subtotal of Estimated Cost	\$ 35,000	Subtotal of Estimated Cost	\$ 35,000

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY 2012	<b>Work Statement for Year: 2015 FFY 2015</b>		<b>Work Statement for Year: 2016 FFY 2016</b>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE	UT002/HA 1406 <b>Operations</b>	\$10,000	UT002/HA 1406 <b>Operations</b>	\$10,000
ANNUAL	X. UT002/HA 1408 <b>MANAGEMENT IMPROVEMENTS TRAINING, COMPUTER SOFTWARE, CONSULTANT FEES</b>	\$5,000	XI. UT002/HA 1408 <b>MANAGEMENT IMPROVEMENTS TRAINING, COMPUTER SOFTWARE, CONSULTANT FEES</b>	\$5,000
Statement	UT002/HA 1410 <b>ADMINISTRATION SALARIES &amp; BENEFITS</b>	\$20,000	UT002/HA 1410 <b>ADMINISTRATION SALARIES &amp; BENEFITS</b>	\$20,000
	Subtotal of Estimated Cost	\$ 35,000	Subtotal of Estimated Cost	\$ 35,000

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
**OMB# 2577-0226**  
**Expires 08/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Mike Caldwell the Mayor of the City of Ogden, Utah certify that the Five  
Year and/or Annual PHA Plan of the Housing Authority of the City of Ogden is consistent  
with the Consolidated Plan of the City of Ogden, Utah prepared pursuant to 24 CFR  
Part 91.

 3/29/2012

**Signed / Dated by Appropriate State or Local  
Official**



# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

HOUSING AUTHORITY OF THE CITY OF OGDEN

Program/Activity Receiving Federal Grant Funding

Public Housing, Section 8 Housing Choice Vouchers, Capital Funds, Moderate Rehabilitation, Shelter Plus Care, and all other federal programs the agency administers.

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Main Office - 1100 Grant Ave., Ogden, UT 84404; Lomond Gardens - 550 Grant Ave.; Kimi Lane - 663 22nd St.; Sierra Apartments - 235,251 28th St., & 2865 Childs Ave.; Applegrove Apts. - 1333 Grant Ave.; Galloway Apts. - 2522, 2525, 2536 D Ave; Lincoln Manor Apts. - 608 & 610 Lincoln Ave.

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Tim Price

Title

Executive Director

Signature



Date

03/29/2012

X

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Applicant Name

Housing Authority of the City of Ogden

Program/Activity Receiving Federal Grant Funding

Capital Fund Program - Public Housing, Housing Choice Voucher, Moderate Rehabilitation, VASH, FSS, HOPWA, Shelter Plus Care, and all other federal programs the agency administers.

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

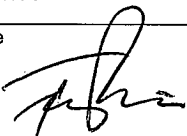
Name of Authorized Official

Tim Price

Title

Executive Director

Signature



Date (mm/dd/yyyy)

03/29/2012

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See reverse for public burden disclosure.)

Approved by OMB  
0348-0046

<b>1. Type of Federal Action:</b> <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award  <i>N/A</i>		<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____  <i>N/A</i>	
<b>4. Name and Address of Reporting Entity:</b> <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  <i>Housing Authority of the City of Ogden</i> <i>1100 Grant Ave.</i> <i>Ogden UT 84404</i> Congressional District, if known: 4c1			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  <i>N/A</i>  Congressional District, if known:		
<b>6. Federal Department/Agency:</b>  <i>N/A</i>			<b>7. Federal Program Name/Description:</b>  <i>N/A</i> CFDA Number, if applicable: _____		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$ _____		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  <i>N/A</i>			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  <i>N/A</i>		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u><i>Tim Price</i></u> Print Name: <u>Tim Price</u> Title: <u>Executive Director</u> Telephone No.: <u>801.627.5851 ext. 112</u> Date: <u>3/29/2012</u>		
<b>Federal Use Only:</b>					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

*The Housing Authority of the City of Ogden will not, nor does it have plans to lobby.*

DISCLOSURE OF LOBBYING ACTIVITIES  
CONTINUATION SHEET

Approved by OMB  
0348-0046

Reporting Entity: Housing Authority of the City of <sup>order</sup> Page 1 of 1

Not Applicable —  
The agency does not intend to lobby

# PHA Certifications of Compliance with PHA Plans and Related R e g u l a t i o n s

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 08/30/2011

*Resolution 652-04-12*

## PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or ☒ Annual PHA Plan for the PHA fiscal year beginning, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of Ogden UT002  
 PHA Name PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

☒ Annual PHA Plan for Fiscal Years 2012 - 2013

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
<u>Jonny Ballard</u>	<u>Chairperson</u>
Signature	Date
<u>[Signature]</u>	<u>4/11/2012</u>